Amberley Farmhouse

amberley stroud

Murrays
SALES & LETTINGS

Amberley Farmhouse · Lower Littleworth · Amberley · Stroud · GL5 5AW

BEDROOMS: 6
BATHROOMS: 5
RECEPTION ROOMS: 5

GUIDE PRICE £2,100,000

- Magnificent Country House
- Detached 2 Bed Bothy
- Stunning Location
- Grade II Listed
- Period Features
- 4/5 Bed Principal Residence
- 5 Receptions
- Landscaped Garden
- Beautifully Presented with Exceptional Flair
- Garage & Parking

A magnificent country house set in stunning grounds, beautifully laid out and sympathetically renovated with exceptional flair and style, comprising a 4/5 bed main residence plus an immaculately presented 2 bed bothy.

THE HOUSE

Amberley Farmhouse is a stunning Grade II Listed country house nestled in a quiet corner of the sought after village of Amberley. Dating to the 17th Century with a later porch added in 1694, the home offers practical living spaces alongside exceptional period charm. Stone mullioned windows, chamfered beams, deep window seats and original fireplaces, create a home rich in history and character.

The property opens to a useful vestibule, ideal for discarding country paraphernalia after a walk in the surrounding countryside and a stylish inner hallway.

The reception rooms are beautifully proportioned and provide ample living and entertaining spaces. Comprising a formal drawing room, snug/reception hall, dining room and breakfast/family room, plus a sensational garden room, there is ample space for hosting as well as for everyday family living. The drawing room benefits from an open Jetmaster fire and original features including aged beams and pretty window seats overlooking the garden. The timber framed garden/dining room is a wonderful year-round room with pretty views over the garden and fields beyond. A further dining room with the original flagstone floor, is located to the front of the house. A breakfast room leads off the kitchen, ideal for less formal dining or working equally well as a family room. A snug/reception hall, completes the ground floor.

An inner hall leads to a good-sized laundry room for hiding washing away, as well as a useful cloakroom and coat cupboard.

A stylish kitchen provides ample discreet storage in stylish bespoke sage units, along with a black gas fired AGA.

Four bedrooms plus a home office are located across the upper floors with 3 first floor bedrooms, all with large en-suites and a further en-suite bedroom on the second floor. A spacious home office on the second floor could be converted to a fifth bedroom. Steps lead from the home office to the garden. All of the bedrooms are beautifully presented with a host of period features and pretty views over the garden and woodland.

THE BOTHY

A detached bothy is tucked away at the end of the garden, with its own discreet access and private garden. The bothy has been fully renovated to an exceptionally high standard and is ideal as guest accommodation or an income generator.

The accommodation comprises a ground floor kitchen and sitting room plus a bedroom and shower room, along with a second bedroom on the first floor.

A private decking area leads off the sitting room, together with a hot tub hidden around the corner.

GARDEN & GROUNDS

The landscaped garden has been beautifully designed with every border thoughtfully planned to provide a year-round display. Lavender and yew topiary line the sweeping lawns and gravel paths lead to the various 'rooms' within the garden, consisting of pretty woodland areas, a magnificent water feature and a large raised level lawn, ideal for either a tennis court or pool. A gravel area to the front of the house offers the perfect spot for alfresco entertaining.

A large garage and workshop sits above the property, with upper and lower level storage, together with a vehicle inspection pit. The property also benefits from a gravel parking area.

HOME

LOCATION

The location of Amberley Farmhouse is one of its key attributes. Hidden away at the end of a no-through country lane adjacent to National Trust land, only the initiated would know the property even exists. The property offers the best of all worlds, a tranquil haven of privacy and peace, yet still within easy reach of local amenities.

The village of Amberley is within walking distance. With a welcoming community and numerous village events, there are two popular pubs as well as a community run store and a popular village school. Minchinhampton and Rodborough Common are both within walking distance, offering hundred of acres of National Trust land for walking and riding, along with a golf club.

One of the key draws to the area is the excellent choice of schools. Amberley itself has a sought after primary school and there are several excellent grammar schools in Stroud, Gloucester and Cheltenham, as well as a good selection of schools in the private sector, including nearby Beaudesert Park.

London is within 2 hours by car or circa 90 minutes by train from nearby Stroud, which also has a large Waitrose along with a host of other supermarkets and an award-winning Saturday Farmers Market.

The market towns of Minchinhampton and Nailsworth are also both within easy reach, offering a host of independent retailers, restaurants and coffee shops.

DIRECTIONS

Amberley Farmhouse is most easily found by locating The Bear Hotel at Rodborough. Take the small lane that runs immediately behind The Bear for circa a quarter of a mile. Take the first right down a single track lane (there is a small signpost at the top to Amberley Farmhouse and Badger's Bothy). The property can be found at the bottom of this lane.

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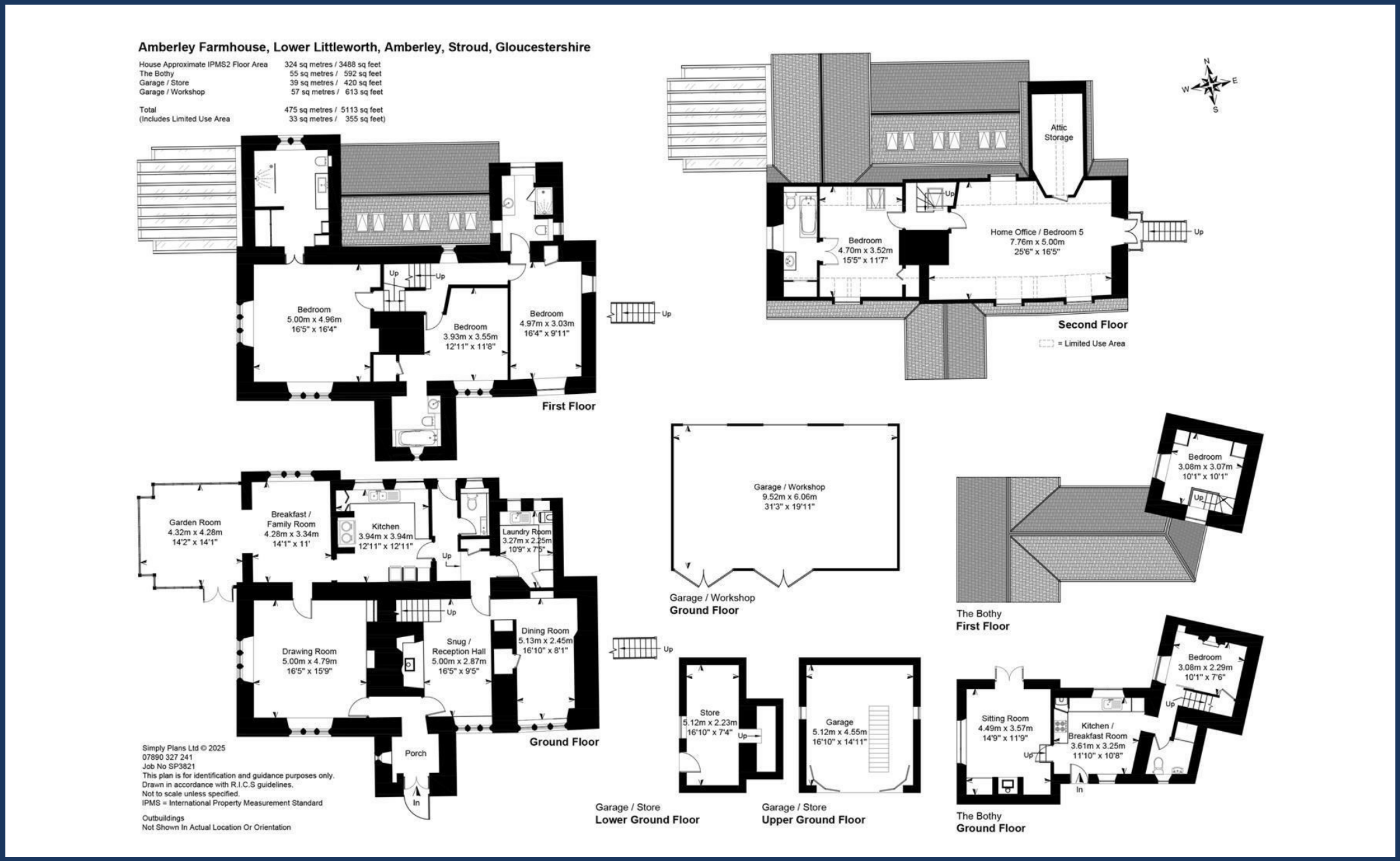
TENURE
Freehold

EPC
Grade II Listed N/A

SERVICES
Water, gas and electricity are connected to the property. Gas CH. Septic Tank drainage. Stroud District Council Tax Band G £3909.67. Ofcom Checker: Broadband, Standard 17 Mbps, Ultrafast 1000 Mbps. Mobile, Inside - O2, Outside - all likely.

For more information or to book a viewing please call our Minchinhampton office on 01453 886334



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